

IN RE: PETITION FOR ADMINISTRATIVE ZONING VARIANCE  
SW/S Van Dyke Rd., 175 ft. NW of c/l of Whitby Road  
5714 Van Dyke Road  
14th Election District  
6th Councilmanic District  
Edward K. Hensler, et al  
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Sections 1802.3.A and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 1 ft. 6 inch side yard setback, in lieu of 11 ft., 3 inches, for an open projection (deck), as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of Oct., 1992 that the Petition for a Zoning Variance from Sections 1802.3.A and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 1 ft. 6 inch side yard setback in lieu of 11 ft., 3 inches, for an open projection (deck), in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

October 2, 1992

Mr. and Mrs. Edward K. Hensler  
5714 Van Dyke Road  
Baltimore, Maryland 21206

RE: Petition for Residential Zoning Variance  
Case No. 93-71-A

Dear Mr. and Mrs. Hensler:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmn  
encl.

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section

1802.3.A. (214.1.b., R.C. Zone, 1963) and 301.1

To permit a 1 foot, 6 inch side yard setback in lieu of 11 feet, 3 inches for an open projection (deck)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (Indicate hardship or practical difficulty) My mother, who lives with my wife & I, has a series of medical difficulties. She was unable to have access to the outside, because of the porch being small and unstable. Now with the new deck, she not only has access to the outside, but the only place that she can enjoy the outside, without difficulty.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser(s)

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioner(s)

(Type or Print Name)

Signature

Address

Attorney's telephone number

Legal Owner(s)

(Type or Print Name)

Signature

Address

City/State/Zip Code

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City/State/Zip Code

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AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 5714 Van Dyke Rd. Baltimore, Maryland 21206

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty)

My mother, who lives with my wife and I, has a series of medical difficulties. She was unable to have access to the outside, because of the porch being small and unstable. Now with the new deck, she not only has access to the outside, but the only place that she can enjoy the outside, without difficulty.

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Edward K. Hensler  
Affiant (Handwritten Signature)  
Edward K. Hensler  
Affiant (Printed Name)

Diana Jean Hensler  
Affiant (Handwritten Signature)  
Diana Jean Hensler  
Affiant (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of June, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

EDWARD K. HENSLER & DIANA J. HENSLER

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

6-24-92  
DATE

James R. Amatore  
NOTARY PUBLIC

My Commission Expires: NOV 1, 1994

BEING KNOWN AND DESIGNATED as Lot No. 35, Block A as laid out and shown on a Plat entitled Plat II, Section I, Resubdivision of Lot 22, Block A, Section I, Holland Hill, which plat is recorded among the Plat Records of Baltimore County in Liber RRG 29, folio 15. The improvements thereon being known as No. 5714 Van Dyke Road.

Being the same lot of ground which by deed of assignment dated June 7, 1972 and recorded among the Land Records of Baltimore County in Liber OTG 5277 folio 227 was granted and assigned by Thomas P. Cochran and wife unto Patrick J. Crowley and Carolyn A. Crowley, his wife.

Being also the same lot of ground which by deed of assignment dated February 14, 1978 and recorded among the Land Records of Baltimore County in Liber EXHJR 5857 folio 301 was granted and assigned by Patrick J. Crowley and wife unto the within grantors.

AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE  
SIGNATURE DATE  
STATE DEPARTMENT OF ASSESSMENTS & TAXATION  
9/26/92  
CLERK DATE

B 013\*\*\*\*\*79350A 8218A

82

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11th  
Posted for: 6 weeks  
Petitioner: Edward K. Hensler & Diana J. Hensler  
Location of property: SW/S Van Dyke Rd. (5714), 175' NW of Whitby Rd.  
Location of Sign: Along road way, on property of R. L. Hensler  
Remarks:  
Posted by: [Signature]  
Number of Signs: 1

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

93-71-A

Date: 8/31/92  
paid per hand written receipt dated 8/24/92  
Account: R-001-6150  
Number: H9300082  
PUBLIC HEARINGS FEES  
010 - ZONING VARIANCE (IRL) 1 X \$50.00  
080 - POSTING SIGNS / ADVERTISING 1 X \$35.00  
TOTAL: \$85.00  
LAST NAME OF OWNER: HENSLER

Cashier Validation

Please Make Checks Payable To: Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 107849

DATE: 9-1-92 ACCOUNT: 71-517  
AMOUNT: \$ 85.00

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

September 19, 1992

(410) 887-3353

Mr. & Mrs. Edward K. Hensler  
5714 Vandye Road  
Baltimore, MD 21206

RE: Item No. 82, Case No. 93-71-A  
Petitioner: Edward K. Hensler, et ux  
Petition for Residential Variance

Dear Mr. & Mrs. Hensler:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

111 West Chesapeake Avenue  
Towson, MD 21204

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



(410) 887-3353

Your petition has been received and accepted for filing this  
24th day of August, 1992

*Carl Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:

*W. Carl Richards Jr.*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Edward K. Hensler, et al

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 11, 1992  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Division

RE: Zoning Advisory Committee Meeting  
for September 14, 1992  
Item No. 82

The Developers Engineering Division has reviewed  
the subject zoning item. This variance request should be  
denied to preclude construction of the deck within a  
County drainage and utility easement.

RWB:DAK:u

DPW/Traffic Engineering  
Development Review Committee Response Form  
Authorized signature \_\_\_\_\_ Date 09/14/92

Project Name Waiver Number Zoning Issue Meeting Date  
File Number  
Stonegate at Patapsco (Azeal Property)  
90476 ZON DED TE (Waiting for developer to submit plans first) 6-1-92

COUNT 1

✓ Golden Ring Mall Company Limited Partnership	60	9/8/92
DED DEPRM RP STP TE		
✓ John Dietsch	61	N/C
DED DEPRM RP STP TE		
✓ Happy Hollow Associates	75	N/C
DED DEPRM STP RP TE		
✓ Stephen M. and Diane A. Dansicker	76	N/C
DED DEPRM RP STP TE		
✓ Edward L. and Francine M. Wickman	77	N/C
DED DEPRM RP STP TE		
✓ Charles W. Berg And Willie D. Graves	78	N/C
DED DEPRM RP STP TE		
✓ Daniel W. and Evelyn J. Eckert	79	N/C
DED DEPRM RP STP TE		
✓ Leonard Stoler	80	N/C
DED DEPRM RP STP TE		
✓ Edward and Ceola Wright	81	N/C
DED DEPRM RP STP TE		
✓ Edward K. and Diana J. Hensler	82	N/C
DED DEPRM RP STP TE		
✓ Marvin and Hild Zentner and Amir Aviram	83	N/C

Department of Environmental Protection & Resource Management  
Development Review Committee Response Form  
Authorized signature \_\_\_\_\_ Date 9-15-92

Project Name Waiver Number Zoning Issue Meeting Date  
File Number  
John Dietsch

DED DEPRM RP STP TE	61	9/8/92
Happy Hollow Associates		in process
DED DEPRM STP RP TE	75	in process
✓ Stephen M. and Diane A. Dansicker	76	N/C
DED DEPRM RP STP TE		
✓ Edward L. and Francine M. Wickman	77	in process
DED DEPRM RP STP TE		
✓ Charles W. Berg And Willie D. Graves	78	in process
DED DEPRM RP STP TE		
✓ Daniel W. and Evelyn J. Eckert	79	N/C
DED DEPRM RP STP TE		
✓ Leonard Stoler	80	N/C
DED DEPRM RP STP TE		
✓ Edward and Ceola Wright	81	N/C
DED DEPRM RP STP TE		
✓ Edward K. and Diana J. Hensler	82	N/C
DED DEPRM RP STP TE		
✓ Marvin and Hild Zentner and Amir Aviram	83	in process

COUNT 11

FINAL TOTALS  
COUNT 32

\*\*\* END OF REPORT \*\*\*

700 East Joppa Road Suite 901  
Towson, MD 21204-5500

Baltimore County Government  
Fire Department



(410) 887-4500

SEPTEMBER 9, 1992

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: EDWARD KENNETH HENSLEY AND DIANA JEAN HENSLEY

Location: #5714 VAN DYKE ROAD

Item No. \* 82 (MJK) Zoning Agenda: SEPTEMBER 8, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by  
this Bureau and the comments below are applicable and required to be  
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl Jablon*  
Planning Group  
Special Inspection Division

JP/KEK

RECEIVED  
SEP 10 1992  
ZONING OFFICE

Development Review Committee Response Form  
Authorized signature \_\_\_\_\_ Date 9/14/92

Project Name Waiver Number Zoning Issue Meeting Date  
File Number  
Golden Ring Mall Company Limited Partnership

✓ Golden Ring Mall Company Limited Partnership	60	9/8/92
DED DEPRM RP STP TE		No Comment
✓ John Dietsch	61	No Comment
DED DEPRM RP STP TE		
✓ Happy Hollow Associates	75	No Comment
DED DEPRM STP RP TE		
✓ Stephen M. and Diane A. Dansicker	76	No Comment
DED DEPRM RP STP TE		
✓ Edward L. and Francine M. Wickman	77	No Comment
DED DEPRM RP STP TE		
✓ Charles W. Berg And Willie D. Graves	78	No Comment
DED DEPRM RP STP TE		
✓ Daniel W. and Evelyn J. Eckert	79	No Comment
DED DEPRM RP STP TE		
✓ Leonard Stoler	80	No Comment
DED DEPRM RP STP TE		
✓ Edward and Ceola Wright	81	No Comment
DED DEPRM RP STP TE		
✓ Edward K. and Diana J. Hensler	82	No Comment
DED DEPRM RP STP TE		
✓ Marvin and Hild Zentner and Amir Aviram	83	No Comment
DED DEPRM RP STP TE		

COUNT 11

93-71-A 9-22

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: September 15, 1992

FROM: Ervin McDaniel, Chief  
Office of Planning and Zoning  
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee  
September 14, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Berry and Wilma Alderson, Item No. Work 22 ✓ #93  
Edwin and Delores Thomas, Item No. Work 23 ✓ #94  
Stanley and Kathy Schall, Item No. Work 24 ✓ #95  
Edward and Diana Hensler, Item No. 82 ✓

If there should be any further questions or if this office can provide additional  
information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: *Francis Morsey*

Division Chief: *Ervin McDaniel*

EMcd/FN:rdm

Baltimore County Government  
Office of Law



400 Washington Avenue  
Towson, MD 21204

887-4420  
Fax 296-0931

April 19, 1991

Mr. Edward K. Hensler  
5714 Van Dyke Road  
Baltimore, Maryland 21206

RE: Agreement

Dear Mr. Hensler:

Enclosed herewith please find your copy of the "Agreement" approved by  
Baltimore County.

This represents satisfaction of half of the problem. In order to satisfy  
the other half, you must petition the Zoning Commissioner for a zoning  
variance. I point out that you have 60 days from the date of this Agreement  
to do so.

Sincerely,

*Arnold Jablon*  
ARNOLD JABLON  
Chief Deputy County Attorney

AJ/srl

Enclosure

AGREEMENT

93-71-A

This agreement made this 1<sup>st</sup> day of April, 1991, by and between EDWARD KENNETH HENSLEY and DIANA JEAN HENSLEY, husband and wife, hereinafter called HENSLEY, of 5714 Van Dyke Road, Baltimore, Maryland 21206, and BALTIMORE COUNTY, MARYLAND, a body corporate and politic, hereinafter called COUNTY.

WHEREAS, HENSLEY has constructed a deck on the side of his property known as 5714 Van Dyke Road in Baltimore County; and

WHEREAS, said deck was constructed over a County drainage and utility easement for storm drain pipe (hereinafter called "Easement") without the permission or consent of the County; and

WHEREAS, the parties desire to enter into this Agreement in order to provide indemnity to the County for any liability that may accrue as a result of the deck's existence in said Easement and to reserve unto the County the right at all times to exercise full municipal control and regulation in respect to the County Easement.

NOW, THEREFORE, the parties agree as follows:

1. HENSLEY agrees to remove the deck when requested to do so by the County, when it becomes necessary to perform work within the County Easement. The determination to perform said work shall rest entirely within the discretion of the Director of Public Works of the County.

2. HENSLEY agrees to hold the County harmless and hereby releases the County from any claim for property damage in the event the County is required to remove the deck from the County Easement.

3. HENSLEY agrees to indemnify the County for any liability that may accrue as a result of the deck's physical existence within the Easement, including compensatory or punitive damages, court costs, and attorneys' fees.

4. HENSLEY agrees, within 60 days from the date of this Agreement, to apply for a variance to the zoning set back requirements from the Zoning Commissioner and to abide by any final order in that proceeding.

5. COUNTY agrees to allow the deck to remain in the County Easement on condition that HENSLEY comply with all of the requirements of this agreement.

6. COUNTY reserves the right at all times to exercise full municipal control and regulation in respect to all matters connected with the County Easement.

AS WITNESS the signature of the HENSLEYS and the signature of the County Administrative Officer the day and date first written above.

Witness:

*Edward K. Hensley*  
EDWARD KENNETH HENSLEY  
*Diana Jean Hensley*  
DIANA JEAN HENSLEY

BALTIMORE COUNTY, MARYLAND  
By *Merrilee E. Kelly*  
MERRILEE E. KELLY  
Administrative Officer

Approved for form and legal sufficiency

*John J. Kelly*  
County Attorney

Approved

*Thomas J. Komer*  
Dep. Director of Public Works

111 West Chesapeake Avenue  
Towson, MD 21204

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



September 2, 1992

(410) 887-3353

Edward and Diana Hensley  
5714 Van Dyke Road  
Baltimore, Maryland 21206

Re: CASE NUMBER: 93-71-A

LOCATION: SW/8 Van Dyke Road, 275' W of c/l Whitby Road  
5714 Van Dyke Road  
14th Election District - 6th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before September 13, 1992. The closing date is September 28, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an order will issue. This order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

*Lawrence E. Schacht*  
Lawrence E. Schacht  
Zoning Commissioner, Baltimore County

**Plat to accompany Petition for Zoning Variance Special Hearing**

PROPERTY ADDRESS: 5714 Van Dyke Road

Subdivision name: *Hensley House*

Plot book: *24*, folio *15*, lot *35*, section *1*

OWNER: EDWARD AND DIANA HENSLEY

93-71-A

THIS DIAGRAM HAS BEEN  
SERVED TO PLACE ON FILE.  
PLEASE SEE THE ATTACHED  
DIAGRAM (WHICH IS CORRECTLY  
SCALED - 1"=20')

North  
date: 7-18-91  
prepared by: *MUN*

Scale of Drawing: 1"=20' 40'

**LOCATION INFORMATION**

Councilmanic District: 6

Election District: 14

1"-200' scale map: *Ne 5E*

Zoning: *D.R.-55*

Lot area: *0.13* acreage

*5714.75* square feet

SEWER: ☒ ☐

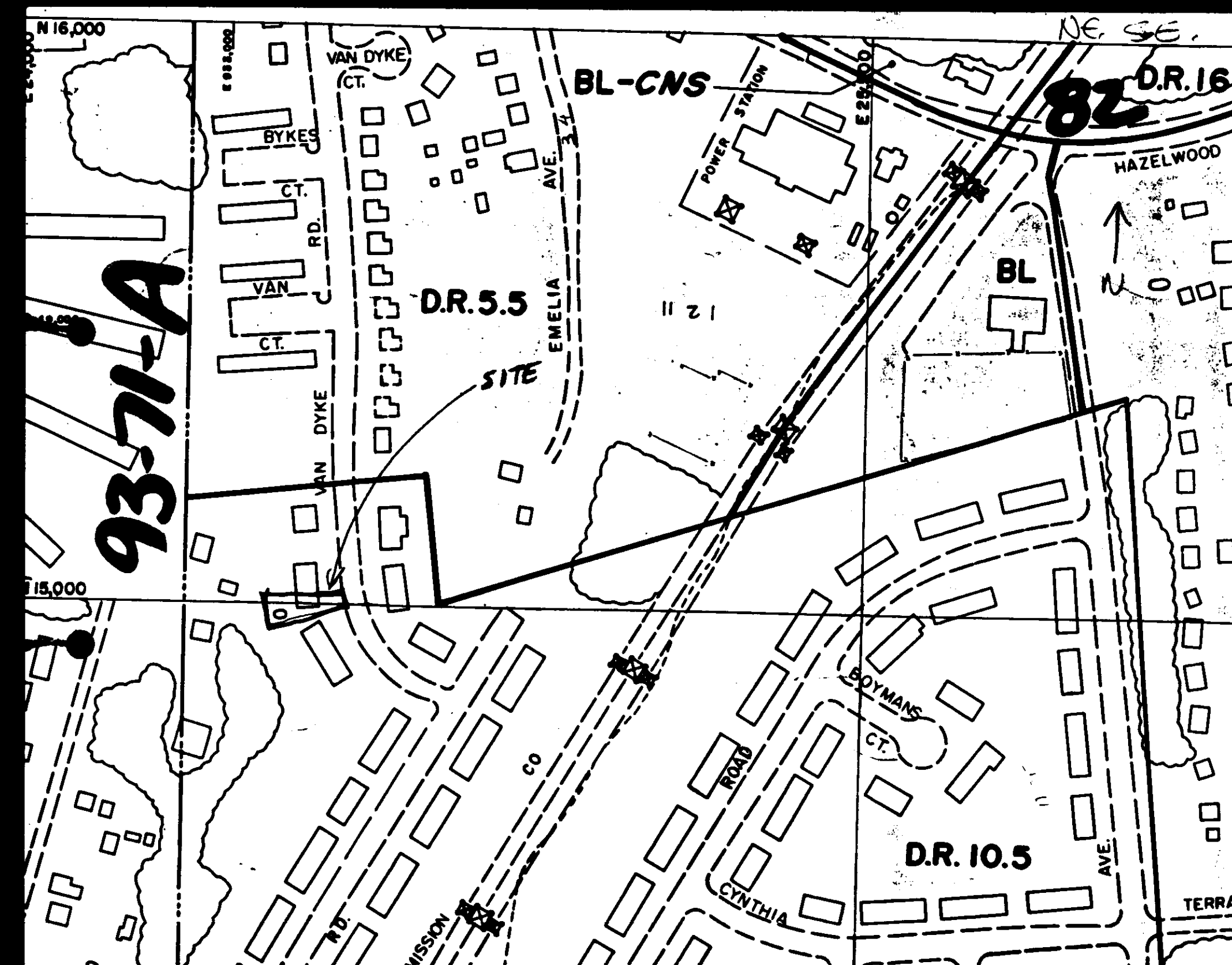
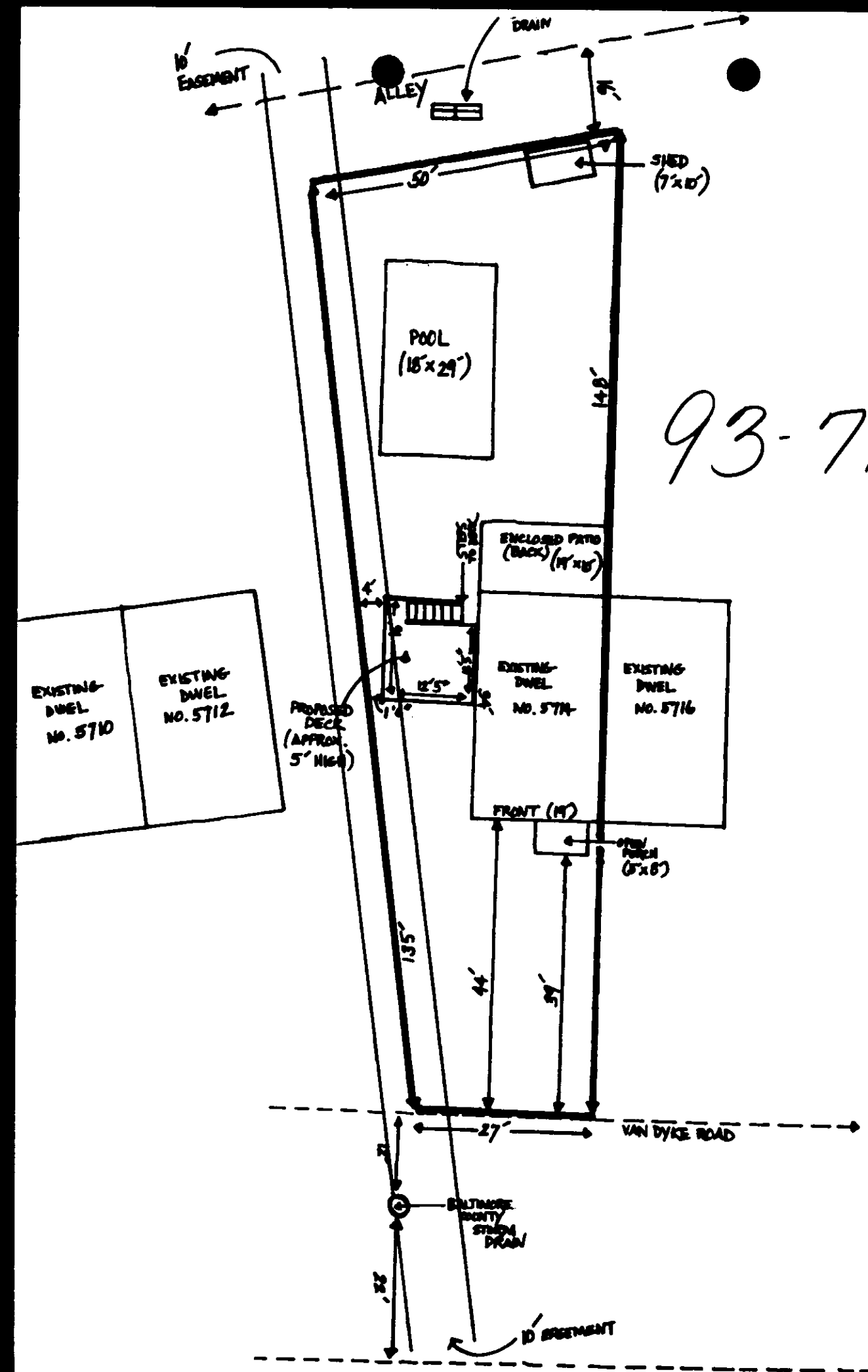
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐

Prior Zoning Hearing: *NONE*

**Zoning Office USE ONLY**

forwarded by: *82* ITEM #: CASE#:



93-71-A



93-71-A



93-71-A

93-71-A

82

SHAM  
DRAIN  
Drawing 63-124

~ CURVES ~

From	To	Δ	L	Δ	T	Chord
374	376	184.00'	171.80'	55°31'20"	92.70'	N 32°58'10" W - 165.70'
378	382	244.00'	62.88'	28°14'40"	84.60'	S 24°30'55" E - 159.87'
380	372	244.00'	49.05'	11°31'00"	24.61'	S 53°38'17" E - 48.97'

~ COORDINATES ~

N	EAST	NORTH	N	EAST	NORTH
34	24762.49	4005.48	381	24628.73	4313.43
105	24790.42	15219.12	382	24623.75	4851.13
115	24444.55	15187.24	387	24558.74	5106.97
156	25173.32	15126.16	388	24426.20	5075.43
234	24888.50	14644.91	389	24531.64	4775.00
256	24750.70	4726.06	390	24615.92	4875.22
257	24609.15	14756.91	392	24555.88	4793.51
284	24382.91	14876.50	393	24541.10	4788.29
290	24871.25	14654.70	410	24431.85	5020.97
343	24642.95	14661.99	411	24439.05	14074.54
344	24605.65	14603.65	412	24520.37	5005.16
345	24606.42	14604.94	413	14428.03	5003.72
346	24544.75	14721.43	414	24435.91	5056.63
347	24530.96	14729.97	431	25039.87	14700.52
348	24731.91	14012.00	436	24902.15	4931.97
349	24728.39	14825.60	459	24519.90	4756.16
350	24758.94	14877.24	462	24658.50	5026.04
351	24773.64	4880.35	463	24944.39	5053.34
357	24605.18	15205.05	464	24421.75	5009.00
359	24549.53	15158.60	465	24424.24	5064.91
372	24684.70	14051.54	466	24415.41	5021.30
374	24715.24	14903.18	467	24423.67	4990.90
376	24625.88	15042.72	468	24334.21	4968.20
378	24566.20	15036.58	469	24922.00	14920.66
380	24643.26	14886.57	470	25221.78	4875.41

PLAT 2  
SECTION I  
& RESUBDIVISION OF LOT 22, BLK. A, SECT. I

**HOLLAND HILL**

ELECT. DIST. N° 14  
S.C.A.E. 1"=50'

BALTA CO., MD.  
DEC. 29, 1962

Developer:  
DOBSON CONSTRUCTION CO., INC.  
715 ST. PAUL ST.  
BALTA, 18, MD.

R.R.G. 29 FOLD 15

RECEIVED FOR RECORD  
FEB 14 1963 at AM  
same day recorded in liber  
R.R.G. No. folio  
One of the records of  
Baltimore County and ex-  
amined, per

*John C. Childs*

APPROVED:  
2/1/63 William H. P. Matthews, M.D.  
DATE: DEPUTY STATE & COUNTY HEALTH OFFICER

APPROVED, BALTIMORE COUNTY PLANNING BOARD  
4/6/63 DATE: DIRECTOR

2/6/63 DATE: COUNTY ROADS ENGINEER

NOTE:  
STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

NOTE:  
COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations:  
+ 9241 E 24788.50 N 15624.55  
+ 9240 E 24367.78 N 15066.85  
+ 9239 E 24773.78 N 12842.42  
+ 9238 E 25201.20 N 12694.47

OWNERS CERTIFICATE:  
The requirements of Section 72-B, Article 17 of the Annotated Code of Maryland, (Black 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.  
DOBSON CONSTRUCTION CO., INC.  
OWNER  
DATE

SURVEYORS CERTIFICATE:  
I JOHN C. CHILDS SR., a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill #459, Chapter 1010 of the Acts of 1945 and subsequent amendatory acts.  
REGISTERED LAND SURVEYOR, No. 3622  
DATE

MATZ, CHILDS & ASSOCIATES  
2129 N. CHARLES ST.  
BALTIMORE 18, MD.

COMPUTED: E.S. & W.S. DRAWN: W.S. CHECKED: L.E.M. J.O. # 82068